140.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,600 / 885,600
					USE VALUE:	885,600 / 885,600
					ASSESSED:	885,600 / 885,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACPHAIL MICHAEL E
Owner 2:	MACPHAIL WHITE KATHARINE
Owner 3:	
Street 1:	42 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JUSIUS EDVARDAS & HELEN K -
Owner 2:	-
Street 1:	42 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,088 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Clapboard Exterior and 2207 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5088.000	424,300	3,200	458,100	885,600
Total Card	0.117	424,300	3,200	458,100	885,600
Total Parcel	0.117	424,300	3,200	458,100	885,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.31 | /Parcel: 401.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89549

GIS Ref

GIS Ref

Insp Date 05/11/18

PREVIOUS ASSESSMENT

Parcel ID 140.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,200	3200	5,088.	458,100	885,500	885,500	Year End Roll	12/18/2019
2019	101	FV	312,000	3200	5,088.	429,500	744,700	744,700	Year End Roll	1/3/2019
2018	101	FV	322,100	3200	5,088.	355,000	680,300	680,300	Year End Roll	12/20/2017
2017	101	FV	322,100	3200	5,088.	326,400	651,700	651,700	Year End Roll	1/3/2017
2016	101	FV	322,100	3200	5,088.	297,800	623,100	623,100	Year End	1/4/2016
2015	101	FV	304,500	3200	5,088.	292,000	599,700	599,700	Year End Roll	12/11/2014
2014	101	FV	304,500	3200	5,088.	271,400	579,100	579,100	Year End Roll	12/16/2013
2013	101	FV	164,900	3200	5,088.	258,300	426,400	426,400		12/13/2012

!10777!

PRINT

Date	Time
12/11/20	01:03:09

LAST REV

Date	Time
06/11/18	11:50:53
apro	
10777	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUSIUS EDVARDAS	1358-120		8/25/2008		423,000	No	No		
	481-125		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	89549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/1998	467	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
3/17/2009	Inspected	163	PATRIOT
1/26/2009	Measured	345	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5088		Sq. Ft.	Site		0	80.	1.13	9									458,111						458,100	

Total AC/HA: 0.11680 | Total SF/SM: 5088 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 458,111 | Spl Credit | Total: 458,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17584133
Const Adj.:	1.01989794
Adj $ / SQ:	149.905
Other Features:	105750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475686
Depreciation:	51374
Depreciated Total:	424312

COMMENTS

WIP-INT RENO & SIDING. GARAGE SHARED W/ 9 GLOUCESTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

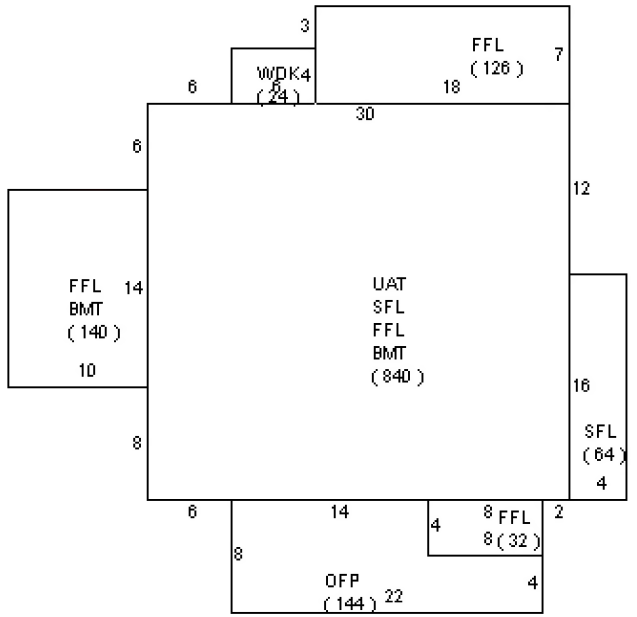
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.90
Special Features:	0	Val/Su Net:	126.47
Final Total:	424300	Val/Su SzAd	212.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	149.900	170,592
BMT	Basement	980	44.970	44,072
SFL	Second Floor	859	149.900	128,738
UAT	Upper Attic	210	104.930	22,036
OFP	Open Porch	144	28.510	4,106
WDK	Deck	24	16.320	392

Net Sketched Area:	3,355			Total:	369,936
Size Ad	1996.8	Gross Are	4030	FinArea	2207

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1921	28.16	T	40	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200